



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU12-00024 Artcraft Estates  
**Application Type:** Extension Request to submit recording maps  
**CPC Hearing Date:** April 5, 2012  
**Staff Planner:** Raul Garcia, 915-541-4935, [garcia1@elpasotexas.gov](mailto:garcia1@elpasotexas.gov)  
**Location:** North of Artcraft and East of Westside  
**Acreage:** 61.46 acres  
**Rep District:** 1  
**Existing Use:** Vacant  
**Existing Zoning:** R-2A/c (Residential/condition)  
**Proposed Zoning:** R-2A/c (Residential/condition)  
**Nearest School:** Jose H. Damian Elementary School (1.32 miles)  
**Nearest Park:** Tim Foster Park (0.37 mile)  
**Park Fees:** N/A  
**Impact Fee Area:** Not in Impact Fee Area  
**Property Owner:** Ranchos Real VIII, LTD  
**Applicant:** Ranchos Real VIII, LTD  
**Representative:** Conde, Inc.

### **SURROUNDING ZONING AND LAND USE**

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**North:** C-1 (Commercial)/ Commercial development, R-F (Ranch and Farm)/ Residential development, R-1 (Residential)/ Residential development

**South:** R-2 (Residential)/ Vacant

**East:** R-F (Ranch and Farm)/ Residential development, R-3A (Residential)/ Residential Development.

**West:** R-3A (Residential)/ Residential development

### **THE PLAN FOR EL PASO DESIGNATION: G4 Suburban**

#### **APPLICATION DESCRIPTION**

In accordance with Section 19.08.060.H – *Submission for Recording* of the previous subdivision code, the applicant is requesting a six-month extension to submit recording maps for Artcraft Estates. The reason for the extension is due to the continued coordination with the City of El Paso to obtain an acceptable geotechnical soils report for the development.

#### **CASE HISTORY**

On September 22, 2011, the City Plan Commission approved Artcraft Estates on a Major Combination basis.

### **CURRENT REQUEST**

The applicant is now submitting a request for a six-month extension to submit recording maps, in accordance with Section 19.08.060.H – *Submission for Recording* of the previous subdivision code. The extension request was submitted by the applicant on March 15, 2012.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the six-month extension request subject to the following conditions and requirements:

If approved, the extension will expire on September 22, 2012.

### **Planning Division Recommendation:**

Approval.

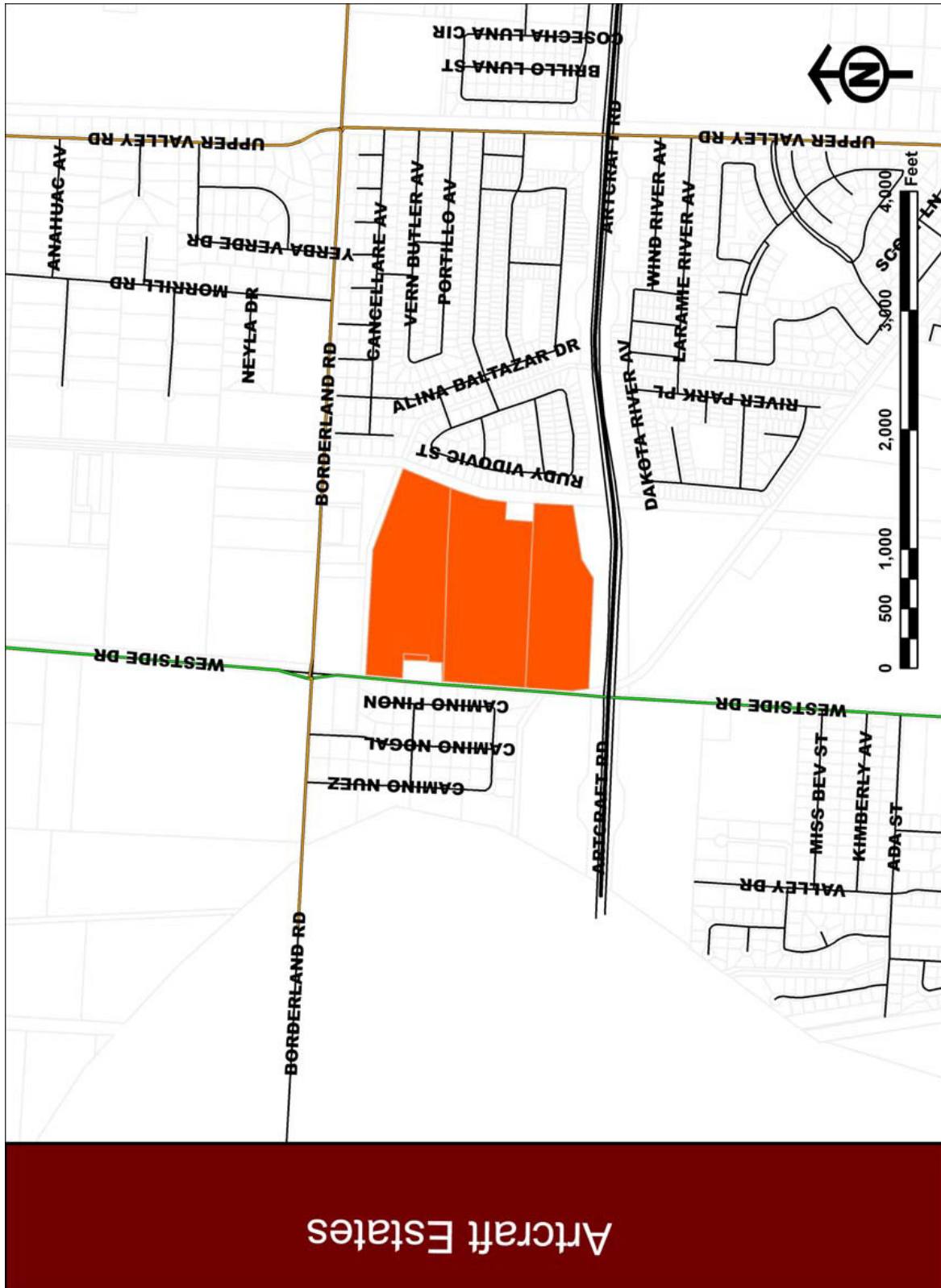
### **Engineering & Construction Management-Land Development:**

The Land Development section concurs with the request. At present, we are working with the customer to solve the drainage issue.

### **Attachments**

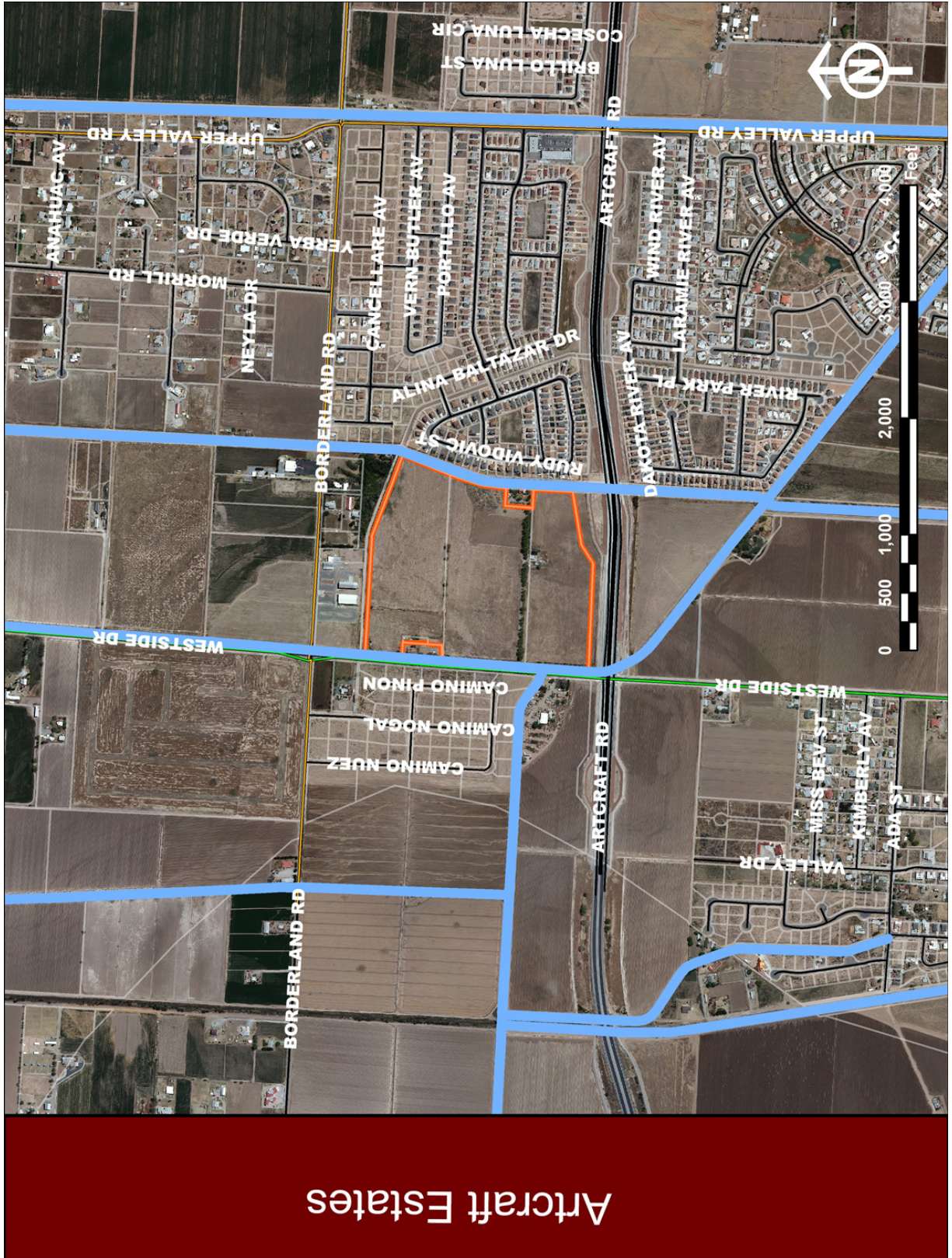
1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Extension Request
6. Application

# ATTACHMENT 1



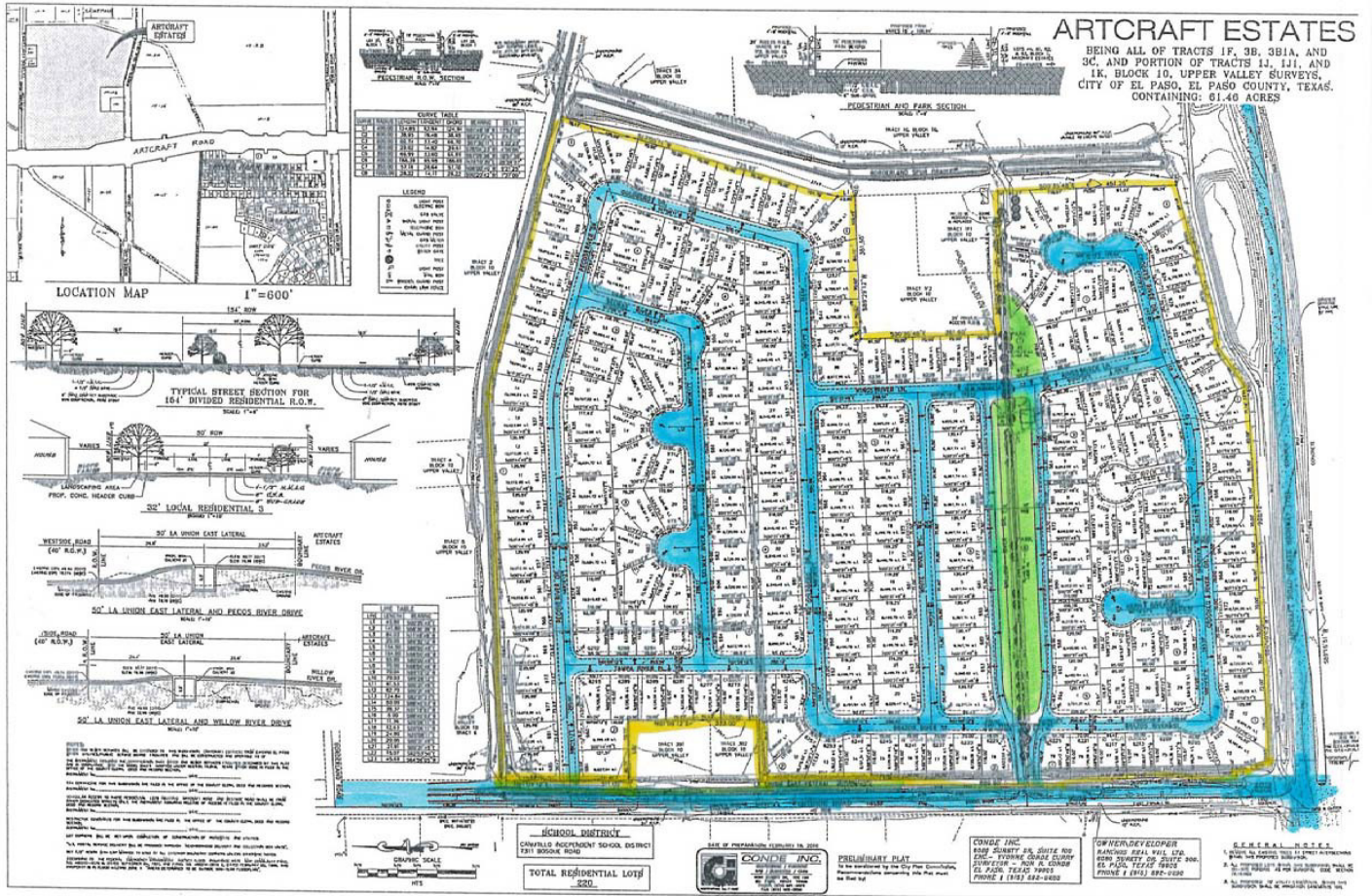


ATTACHMENT 2

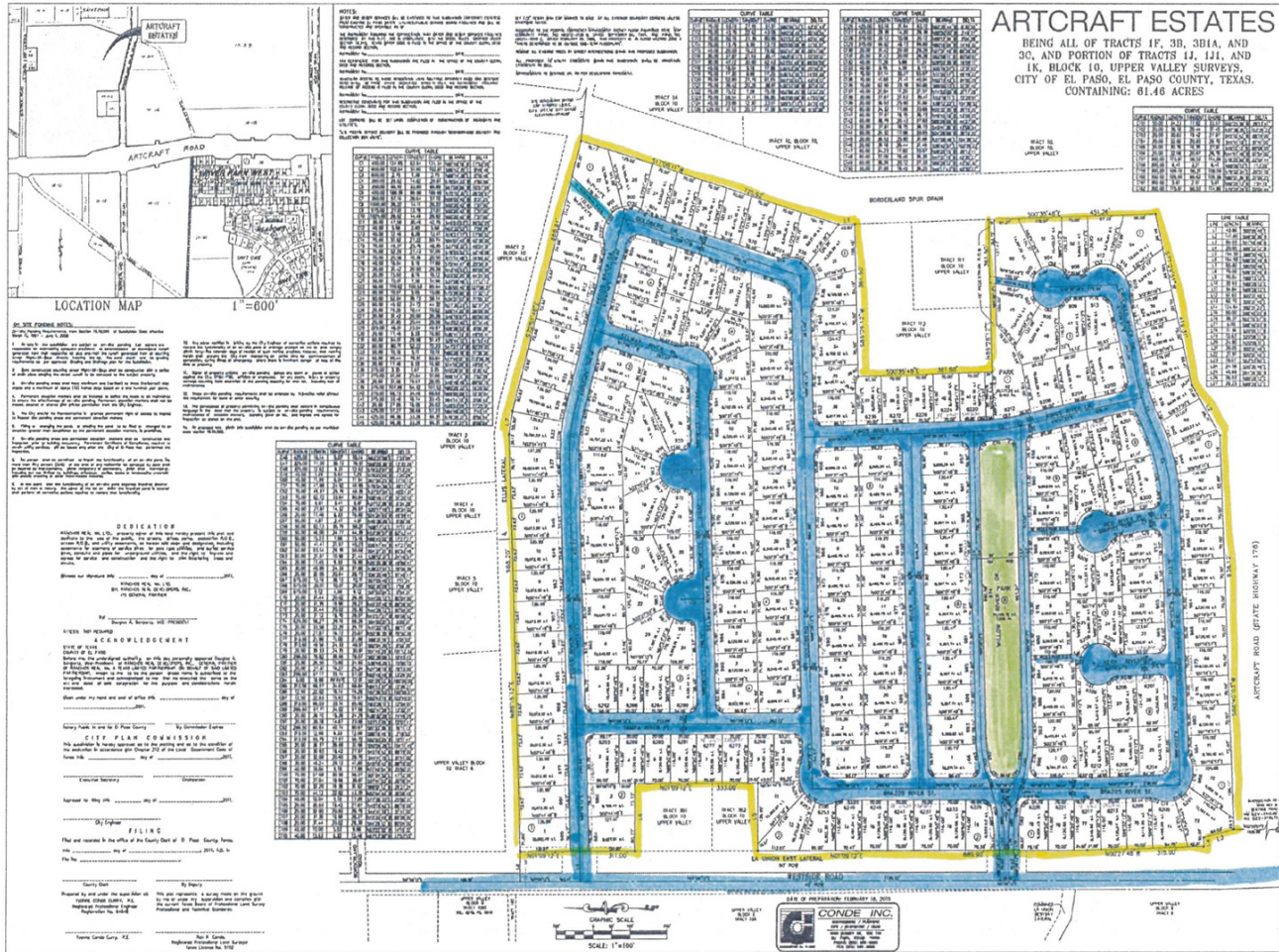




# ATTACHMENT 3



# ATTACHMENT 4





## ATTACHMENT 5



March 14, 2012

Raul Garcia  
City of El Paso  
Planning Department  
Two Civic Center Plaza  
El Paso, Texas 79901

**RE: Artercraft Estates – Submission of Recording Plat Extension Request**

Dear Raul,

On behalf of Ranchos Real VIII, LTD, we want to thank you for all of your assistance regarding the processing of the above referenced project. We hereby request the City to grant a six-month extension of plat recording due to Land Development has not accepted the Geotechnical soils report and it will be required to be revised.

If you have any questions or need additional information, please feel free to contact us.

Sincerely,

**CONDE, INC.**



Conrad-Conde

ENGINEERING/PLANNING/SURVEYING

27700 SURFV DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 693-0083 / FAX (915) 693-0088

## ATTACHMENT 6



### CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: June 29, 2010

File No. SUB10-00040

SUBDIVISION NAME: Artcraft Estates

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)  
Being all of Tracts 1F, 3B, 3B1A, and 3C, and Portion of Tracts 1J, 1J1, and 1K., Block 10, Upper Valley Surveys, City of El Paso, El Paso County, Texas
2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>47.343</u>	<u>220</u>	Office		
Duplex			Street & Alley	<u>12.292</u>	<u>1</u>
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>2.331</u>	<u>2</u>			
School					
Commercial			Total No. Sites	<u>223</u>	
Industrial			Total Acres (Gross) & Sites	<u>61.46</u>	
3. What is existing zoning of the above described property? R-2A Proposed zoning? n/a
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed? Underground      Overhead      Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)  
On-Site Ponding
7. Are special public improvements proposed in connection with the development? Yes X No
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No       
If answer to is "Yes", please explain the nature of the modification or exception
9. Remarks and/or explanation of special circumstances:
10. Improvement Plans submitted? Yes      No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No       
If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).



12.	Owner of record	<u>Ranchos Real VIII, LTD</u>	<u>6080 Surety Dr., Ste. 300</u>	<u>El Paso, TX</u>	<u>79905</u>	<u>915-592-0290</u>
		(Name & Address)			(Zip)	(Phone)
13.	Developer	<u>Ranchos Real VIII, LTD</u>	<u>6080 Surety Dr., Ste. 300</u>	<u>El Paso, TX</u>	<u>79905</u>	<u>915-592-0290</u>
		(Name & Address)			(Zip)	(Phone)
14.	Engineer	<u>CONDE INC.</u>	<u>6080 Surety Dr., Suite 100</u>		<u>79905</u>	<u>915-592-0283</u>
		(Name & Address)			(Zip)	(Phone)

**CASHIER'S VALIDATION**  
**FEE: \$1,901.00**

Ranchos Real VIII, LTD  
 By: Ranchos Real Developers, Inc.  
 Its General Partners

OWNER SIGNATURE: \_\_\_\_\_

Douglas A. Schwartz, Vice President

REPRESENTATIVE: \_\_\_\_\_

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT  
 REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS**